



Affordable Housing Strategic Plan

Advisory Committee Meeting
February 22, 2017

A place where families and businesses thrive.

Meeting Agenda

- Discussion of Factors Affecting Housing Affordability (30 min.)
- Discussion of Affordable Housing Tools and Programs and Evaluation Criteria (60 min.)
- Review Draft Community Housing Survey for Release (30 min.)
- Adjourn
 - Next Meeting March 15, 2017

Factors Affecting Housing Affordability in Forest Grove

- Possible factors to assess:
 - Barriers to affordable housing production:
 - Cost of development
 - Hard and soft costs
 - Lack of suitable sites
 - Infill sites difficult/more expensive to develop
 - Sites distant from needed services (transportation or social services)
 - Greenfield sites lacking infrastructure
 - Capacity of local providers to produce additional units
 - Community Development Corporations
 - Habitat for Humanity
 - Local developers are not versed in the Low Income Housing Tax Credit program

Factors Affecting Housing Affordability in Forest Grove

- Barriers to affordable housing production (continued)
 - Public and development community acceptance of alternative housing types:
 - Cottage housing (smaller houses on individual lots around common open space)
 - Development code doesn't specifically identify cottage housing as an allowed housing type
 - Would likely require planned development approval
 - Co-housing (condominium form of development where dwellings are privately owned but land is held in common)
 - Co-housing only allowed as a planned development
 - Accessory dwelling units (small secondary units on the same lot as a primary unit. May be part of the primary dwelling or a stand alone unit).
 - City Code stipulates the gross floor area shall not exceed 30% of the primary dwelling gross floor area or 720 square feet whichever is less
 - Must have exterior siding and roofing similar in color, material and appearance that is used on the primary dwelling

Factors Affecting Housing Affordability in Forest Grove

- Corner duplexes in single-family zones
 - Allowed in a subdivision with 20 or more lots, up to 8% of the lots be developed as duplex or single family attached lots.
- Manufactured homes on individual lots
 - Currently allowed by City code
 - Must be at least 1,000 square feet in area
 - Must be placed on an excavated and back-filled foundation
 - Must have a pitched roof and garage or carport with exterior materials matching the residential unit
- Barriers to housing access:
 - Housing preference (desired housing not available in community)
 - Rent is too expensive
 - Rental deposit requirements
 - Down-payment lacking

Survey of Affordable Housing Strategies

Strategy	Tigard	Newberg	Ashland	Bend	Sisters
Affordable Housing Trust Fund		✓		✓	
Inclusionary Housing			✓		✓
Mobile Home Preservation Ordinance		✓		✓	
Developer Incentives – Fee Waiver/Deferral/Reduction	✓		✓	✓	
Developer Incentives – Density Bonus			✓		✓
Developer Incentives – Expedited Permitting	✓				
Developer Incentives – Relaxed Design Standards					
Land Banking – Surplus Land			✓		
Community Land Trust			▪		
Employer Assisted Housing			▪		
Home Rehabilitation Programs		✓	✓	✓	✓
Tax Abatement/Relief	✓			✓	
Rental Assistance – Emergency	✓			▪	▪
First Time Homebuyer Program				✓	✓
Accessory Dwelling Units	✓			✓	✓
Housing Replacement Law					
Bonds or Levies for Affordable Housing					
Reduced Parking Requirements	✓				
Annexation Agreement Requiring Affordable Housing			✓	✓	
First-Time Homebuyer Program		▪		▪	▪

- ✓ Provided by city
- Provided by Other Organization but funded or supported by city

Possible Evaluation Criteria

Evaluation Criteria
Potential to expand supply of affordable housing in Forest Grove
Reduces barriers to housing access in Forest Grove
Local capacity to administer program effectively
Potential impact on City budget
Expands on existing local program
Retains existing affordable housing in Forest Grove
Potential for long term housing affordability
Legally permissible
Approach does not duplicate program already in place
Promotes affirmatively furthering fair housing in Forest Grove
Promotes dispersal of affordable housing throughout community
Short term strategy
Long term strategy

Next Steps and Adjourn

- Meeting #4
 - Further discussion of tools and programs identified for consideration during Meeting #3
 - Reach consensus recommendation on tools to include in public review draft of strategic plan
 - Meeting #4
 - March 15th
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